164.0	0002	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,400 / 934,400
					USE VALUE:	934,400 / 934,400
					ASSESSED:	934,400 / 934,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		HARVARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSBORN DAVID & RACHEL
Owner 2:	
Owner 3:	
Street 1:	37 HARVARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OSBORN DAVID -
Owner 2:	-
Street 1:	37 HARVARD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .204 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Wood Shingle Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8876.000	494,600	7,400	432,400	934,400
Total Card	0.204	494,600	7,400	432,400	934,400
Total Parcel	0.204	494,600	7,400	432,400	934,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 519.11 /Parcel: 519.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108485
GIS Ref
GIS Ref
Insp Date 10/16/19

!12694!

PREVIOUS ASSESSMENT

Parcel ID: 164.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	494,600	7400	8,876.	432,400	934,400		Year end	12/23/2021
2021	101	FV	480,200	7400	8,876.	432,400	920,000		Year End Roll	12/10/2020
2020	101	FV	480,300	7400	8,876.	432,400	920,100	920,100	Year End Roll	12/18/2019
2019	101	FV	46,500	7500	8,876.	432,400	486,400	486,400	Year End Roll	1/3/2019
2018	101	FV	232,700	7500	8,876.	382,900	623,100	623,100	Year End Roll	12/20/2017
2017	101	FV	232,700	7500	8,876.	321,200	561,400	561,400	Year End Roll	1/3/2017
2016	101	FV	232,700	7500	8,876.	321,200	561,400	561,400	Year End	1/4/2016
2015	101	FV	219,700	7500	8,876.	277,900	505,100	505,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:24:26

LAST REV

Date	Time
11/17/21	11:12:12
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12694

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSBORN DAVID,	75877-122	1	10/14/2020	Convenience	1	No	No		
OSBORN RICHARD	69901-149		9/8/2017	Estate/Div		No	No		
OSBORN CAROLYN	24765-87		8/8/1994		50,000	No	No		A

USER DEFINED

Prior Id # 1:	108485
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2021	1454	Add Att	169,000	O				
7/19/2018	1006	Heat App	1,000	C				
6/20/2018	838	Heat App	30,000	C				
4/18/2018	439	Inter Fi	445,100	O				
3/5/2018	241	Inter-De	50,000	C				
11/26/2013	1737	Manual	24,000	O				
12/11/2009	1247	Re-Roof	2,950					

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2019	Measured	DGM	D Mann
8/1/2019	Left Notice	DGM	D Mann
5/21/2019	Permit Visit	DGM	D Mann
7/30/2018	Mail Update	MM	Mary M
7/27/2018	MEAS&NOTICE	HS	Hanne S
5/14/2014	External Ins	PC	PHIL C
3/5/2014	Info Fm Prmt	EMK	Ellen K
2/25/2009	Measured	189	PATRIOT
11/3/2000	Hearing Chag	201	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8876		Sq. Ft.	Site		0	70.	0.70	8			Topo	-10					432,359						432,400	

Total AC/HA:	0.20376	Total SF/SM:	8876	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,359	Spl Credit		Total:	432,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1908	Eff Yr Blt:	2019
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	1.0 %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	1 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.23333335
Const Adj.:	0.99000001
Adj $ / SQ:	164.835
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	499547
Depreciation:	4995
Depreciated Total:	494552

COMMENTS

RE-CHK WORK IN PROGRESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

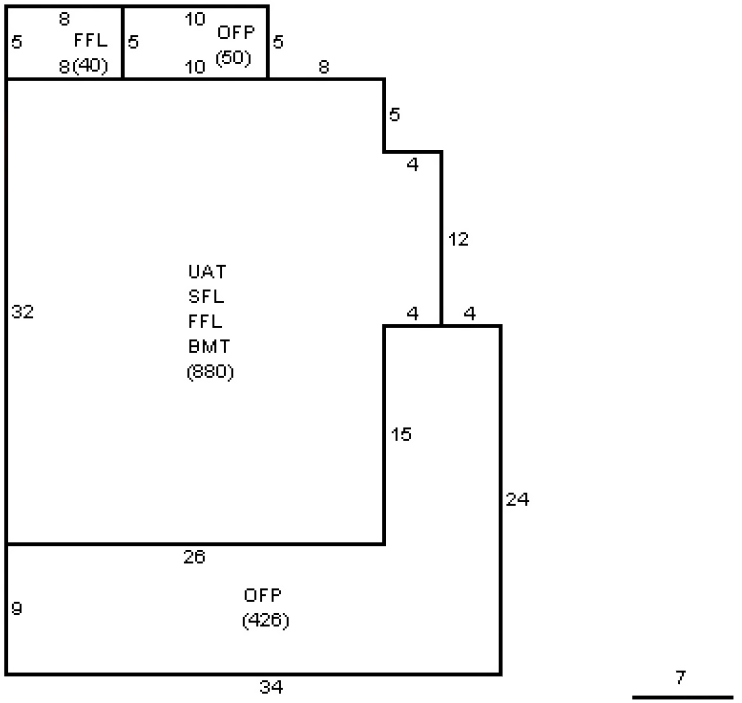
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	181.32
Special Features:	0	Val/Su Net:	146.50
Final Total:	494600	Val/Su SzAd	274.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	920	164.830	151,648
BMT	Basement	880	49.450	43,516
SFL	Second Floor	880	164.830	145,055
OFP	Open Porch	476	19.770	9,409
UAT	Upper Attic	220	65.930	14,505

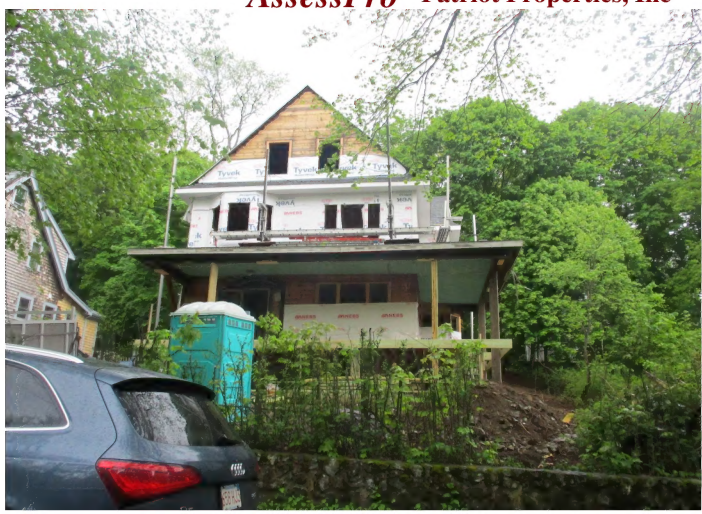
Net Sketched Area:	3,376			Total:	364,133
Size Ad	1800	Gross Area	4036	FinArea	1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	G	GD	2013	31.77	T	3.6	101			7,400			7,400

More:	N	Total Yard Items:	7,400	Total Special Featues:		Total:	7,400